



Units For Let at Eardswick Hall Farm, Eardswick Lane, Minshull Vernon, CWI 4RQ

DESCRIPTION

6 units available to rent, ranging in size from approximately 176m² (1,894 sq ft) to 42m² (452 sq ft). Located in a rural setting with good access to the main road providing local transport links. All units have a variety of uses with the landlord willing to assist with unit alteration to accommodate individual businesses. All units would be well suited to storage, workshop or studio space, with units 2 and 5 benefiting from large doorways making them well-suited to vehicle or caravan storage.

LOCATION

Eardswick Hall Farm is in a rural setting with easy transport links to Winsford, Middlewich, Nantwich and Crewe. The range of traditional farm buildings, around a courtyard, area provides an idyllic setting.

DIRECTIONS

The commercial units can be accessed via Eardswick Hall Farm driveway, ³/₄ of a mile off Eardswick Lane. If travelling from Nantwich take a left turn off Middlewich Road (A530) onto Eardswick Lane. Alternatively, if travelling from Middlewich take a right turn off Middlewich Road (A530) onto Eardswick Lane.

VIEWINGS

We ask that all viewings of the property are made via private appointment with the letting agent, by calling the office on 01829 773000 or emailing jackjones@rosters.co.uk

POA

ACCESS

Access to each unit is to be negotiated via a separate agreement.

SERVICES

Mains electric can be proved to all units as requested.

BUILDING SCHEDULE

Description	Size (m ²)	Size (sq ft)
Unit 1 – Steel Portal Frame Shed	176	1,894
Unit 2 – Traditional Brick Building	75	807
Unit 3 – Traditional Brick Building	48	516
Unit 4 – Traditional Brick Building	42	452
Unit 5 – Traditional Brick building	84	904
Unit 6 – Traditional Brick Building	46	500

(Approximate)

LETTING AGENTS

Rostons Ltd
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TOWN AND COUNTRY PLANNING ACT

The property notwithstanding any description contained in these particulars, is let subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice. There are no active planning permissions on the units.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity & proof of address of potential tenants. Prior to an offer being accepted, all parties who are renting must provide the evidence.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is let subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars.

PLAN AND PARTICULARS

Plans are based on the Ordnance Survey sheet. Prospective tenants should check the contract documents. The tenant shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.



Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property

